

**Notice of Public Meeting
of the
DES MOINES AIRPORT AUTHORITY
BOARD**

DATE: March 12, 2024
TIME: 9:00 a.m.
PLACE: The Airport Authority Board Room, 2nd Floor, Airport Terminal, will be open to the public.

The public may also monitor, but not participate, in the meeting electronically at: <https://zoom.us/j/9843166544>, or call in at: +1 312 626 6799 US (Chicago), Meeting ID: 984 316 6544#

Agenda

Call to Order and Roll Call

1. **Consider Minutes for February 13, 2024, Regular Board Meeting**
2. **Consider a Resolution Authorizing the Approval of and Participation in a Joint Powers Agreement and Declaration of Trust for the Iowa Public Agency Investment Trust (IPAIT), Authorizing Investments through the Fixed Term Automated Investment Program of IPAIT and Authorizing IPAIT to Designate and Name Depositories (Director of Finance)**
3. **Consider a Gas Easement with MidAmerican Energy Company (Director of Engineering)**
4. **Consider Contract for Concourse C Coffee Bar Relocation Project with Bergstrom Construction Inc. (Director of Engineering)**
5. **Consider Concourse A&C Electric and Communications Feeder Relocation Project (Director of Engineering)**
 - a. **Public Hearing** regarding the plans, specifications, form of contract, and estimated total cost for the Concourse A&C Electric and Communications Feeder Relocation Project
 - b. **Consider Resolution** adopting plans, specifications, form of contract, and estimated total cost for the Concourse A&C Electric and Communications Feeder Relocation Project
 - c. **Consider award of contract** for the Concourse A&C Electric and Communications Feeder Relocation Project to The Waldinger Corporation in the amount of \$534,552.56
 - d. **Consider Professional Services Supplemental Agreement No. 1 to Task Order No. 115, with Foth for Concourse A&C Electric and Communications Feeder Relocation Project - Construction Phase Services in the amount of \$34,360.00**

6. Consider Contract for Economy Lot Exit/Entry License Plate Reader Median Rehabilitation Project with Jensen Builders, Ltd. (Director of Engineering)
7. Consider Consolidated Deicing Facility Project (Director of Engineering)
 - a. **Public Hearing** regarding the plans, specifications, form of contract, and estimated total cost for the Consolidated Deicing Facility Project
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Consolidated Deicing Facility Project
 - c. Consider award of contract for the Consolidated Deicing Facility Project to Jensen Builders, Ltd in the amount of \$3,598,361.80
 - d. Consider Professional Services Agreement, Task Order No. 121, with Foth for Consolidated Deicing Facility Project - Construction Phase Services in the amount of \$359,633.00.
8. Consider rejecting all bids associated with North General Aviation Apron Rehabilitation Project (Director of Engineering)
9. Consider Supplemental Agreement No. 3 to Task Order No. 103 for Design of Terminal Deicing Apron Bid Package No. 2 with Foth Infrastructure & Environment, LLC (Director of Engineering)
10. Consider Supplemental Agreement No. 4 to design contract with PGAL, Inc. for Consolidated Service Building Project (Director of Engineering)
11. Consider Task Order No. 125 for Parking & Rental Car Master Planning Study with Foth Infrastructure & Environment, LLC (Director of Engineering)
12. Consider Airfield Marking Maintenance Contract with Hi-Lite Airfield Services, LLC (Director of Operations)
13. Financial Report (Director of Finance)
14. Briefing (Executive Director)
15. Next Meeting
 - a. April 9, 2024
16. Adjourn

Agenda Notes:

Call to Order and Roll Call

- 1. Consider Minutes for February 13, 2024, Regular Board Meeting**
- 2. Consider a Resolution Authorizing the Approval of and Participation in a Joint Powers Agreement and Declaration of Trust for the Iowa Public Agency Investment Trust (IPAIT), Authorizing Investments through the Fixed Term Automated Investment Program of IPAIT and Authorizing IPAIT to Designate and Name Depositories (Director of Finance)**

The Iowa Public Agency Investment Trust, or IPAIT, was created pursuant to Iowa Code Chapter 28E in 1987 to enable eligible Iowa public agencies to conveniently and effectively invest their available operating and reserve funds. IPAIT is governed by a nine-person Board of Trustees made up of eligible Participants of the Trust.

Participants can invest/withdraw funds on a daily basis without money movement charges from IPAIT, check balances or view transaction history, and create individual sub-accounts that post interest separately. IPAIT's S&P Pool Rating is AAAM, which is the highest principal stability fund rating assigned by S&P Global Ratings.

Staff Recommendation: Approve a Resolution Authorizing the Approval of and Participation in a Joint Powers Agreement and Declaration of Trust for the Iowa Public Agency Investment Trust (IPAIT), Authorizing Investments through the Fixed Term Automated Investment Program of IPAIT and Authorizing IPAIT to Designate and Name Depositories.

- 3. Consider a Gas Easement with MidAmerican Energy Company (Director of Engineering)**

The proposed gas easement will allow MidAmerican Energy Company (MAE) a route to continue its gas feed parallel to McKinley Ave. The easement allows for the transition from south ROW along McKinley to west ROW along Fleur Drive.

Staff Recommendation: Approve a Gas Easement with MidAmerican Energy Company.

- 4. Consider Contract for Concourse C Coffee Bar Relocation Project with Bergstrom Construction Inc. (Director of Engineering)**

This project will address the relocation of the existing Concourse C Coffee Bar. The scope of work will include the demolition of the existing plumbing and electrical services at the current location and new plumbing and electrical services at the new location in gate C4. The existing Coffee Bar casement, countertop, seating, and equipment will be relocated to the new location. The Engineer's Estimate for the project is \$67,185.80. The project is included in the 2024 Budget. Quotes were opened on February 27, 2024, and the lowest

responsive, responsible quote for the project was Bergstrom Construction Inc. in the amount of \$86,638.00.

Staff Recommendation: Approve Contract for Concourse C Coffee Bar Relocation Project with Bergstrom Construction Inc. in the amount of \$86,638.00 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

5. Consider Concourse A&C Electric and Communications Feeder Relocation Project (Director of Engineering)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Concourse A&C Electric and Communications Feeder Relocation Project

This project will re-establish the primary electrical feed to existing Concourse A, Concourse C, and the bag claim area. Due to the new terminal and future demolition of the existing terminal, the primary electrical feed to Concourse A, Concourse C, and the bag claim area will need to be reestablished from the east side of Concourse A. New conduits will be required for the relocation. These conduits will need to be bored under the apron pavement. Pavement removal and replacement will be required to set bore bits and manholes. Additionally, new communications conduits will be installed between Runway 31 and the Duck Pond Rd/Leland Ave intersection.

The Engineer's Estimate for this project is \$569,800.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Concourse A&C Electric and Communications Feeder Relocation Project

Staff Recommendation: Approve a Resolution adopting plans, specifications, form of contract, and estimated total cost for the Concourse A&C Electric and Communications Feeder Relocation Project.

c. Consider award of contract for the Concourse A&C Electric and Communications Feeder Relocation Project to The Waldinger Corporation in the amount of \$534,552.56

The lowest responsive, responsible bidder was The Waldinger Corporation in the amount of \$534,552.56.

Staff Recommendation: Approve award of contract for the Concourse A&C Electric and Communications Feeder Relocation Project to The Waldinger Corporation in the amount of \$534,552.56 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

d. Consider Supplemental Agreement No. 1 to Task Order No. 115 with Foth for Concourse A&C Electric and Communications Feeder Relocation Project - Construction Phase Services

During the Concourse A&C Electric and Communications Feeder Relocation Project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project. The negotiated amount of the agreement is \$34,360.00.

Staff Recommendation: Approve Supplemental No. 1 to Task Order No. 115, with Foth Infrastructure & Environment, LLC for Concourse A&C Electric and Communications Feeder Relocation Project - Construction Phase Services in the amount of \$34,360.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

6. Consider Contract for Economy Lot Exit/Entry License Plate Reader Median Rehabilitation Project with Jensen Builders, Ltd (Director of Engineering)

This project will modify existing entrance and exit medians at the Blue, Red, and Grey Economy Lots to accommodate installation of license plate reader (LPR) equipment. The scope of work will include extending the current medians (or islands) to accommodate the installation of two (2) LPR cameras per lane, associated conduit for both power and communications from hand hole to ticket machine, barrier arm, LPR locations and loops. The Engineer's Estimate for the project is \$182,200.00. The project is included in the 2024 Budget. Quotes were opened on March 1, 2024, and the lowest responsive, responsible quote for the project was from Jensen Builders, Ltd in the amount of \$229,697.00.

Staff Recommendation: Approve the Contract for Economy Lot Exit/Entry License Plate Reader Median Rehabilitation Project with Jensen Builders, Ltd. in the amount of \$229,697.00 and authorize the Director of Engineering and Planning to accept and close out these projects when completed in accordance with the contract documents.

7. Consider Consolidated Deicing Facility Project (Director of Engineering)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Consolidated Deicing Facility Project

This project consists of constructing a consolidated deicing facility for use by the Airport's selected aircraft deicing operator. The deicing facility includes a pre-engineered metal building for deicing vehicle maintenance (breakroom, restrooms, offices, utility storage, etc). The site near the facility includes deicing vehicle storage (10 vehicles), deicing fluid tanks with future expansion and blending station. The facility is located north of Airport Building No. 5.

The Engineer's Estimate for this project is \$4,101,281.50.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Consolidated Deicing Facility Project

Staff Recommendation: Approve a Resolution adopting plans, specifications, form of contract, and estimated total cost for the Consolidated Deicing Facility Project.

c. Consider award of contract for the Consolidated Deicing Facility Project to Jensen Builders, Ltd in the amount of \$3,586,661.80

The lowest responsive, responsible bidder was Jensen Builders, Ltd in the amount of \$3,598,361.80.

Staff Recommendation: Approve the award of contract for the Consolidated Deicing Facility Project to Jensen Builders, Ltd in the amount of \$3,598,361.80, and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

d. Consider Professional Services Agreement, Task Order No. 121, with Foth Infrastructure & Environment, LLC for Consolidated Deicing Facility Project - Construction Phase Services

During the Consolidated Deicing Facility Project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project. The negotiated amount of the agreement is \$359,633.00.

Staff Recommendation: Approve the Professional Services Agreement, Task Order No. 121, with Foth Infrastructure & Environment, LLC for Consolidated Deicing Facility Project - Construction Phase Services in the amount of \$359,633.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

8. Consider rejecting all bids associated with North General Aviation Apron Rehabilitation Project (Director of Engineering)

On March 5, 2024, the date fixed as the date for receiving bids on the project, all bidders did not meet the Targeted Small Business requirements set forth in the bidding documents.

Staff Recommendation: Reject bids associated with the North General Aviation Apron Rehabilitation project.

9. Consider Supplemental Agreement No. 3 to Task Order No. 103 for Design of Terminal Deicing Apron Bid Package No. 2 with Foth Infrastructure & Environment, LLC (Director of Engineering)

This supplemental agreement No. 3 will incorporate the design and engineering of Taxiway Papa reconfiguration for the future Terminal Apron. The scope of work is being transferred from the Terminal Apron BP1 project to be constructed within the Deicing Apron BP2 project. This allows for constructability between projects and reduces the time required to fully construct Terminal Apron BP1.

Staff Recommendation: Approve Supplemental Agreement No. 3 to Task Order No. 103 for Design of Terminal Deicing Apron Bid Package No. 2 with Foth Infrastructure & Environment, LLC for \$85,500.00.

10. Consider Supplemental Agreement No. 4 to design contract with PGAL, Inc. for Consolidated Service Building Project (Director of Engineering)

This supplemental agreement No. 4 will incorporate additional scope of work related to the design and engineering of the Consolidated Service Building (CSB) for rental car agencies.

Additional design services for the CSB incorporates design change requests with Rental Car Agency operational coordination following the request for proposal process to determine allocated spaces within the CSB facility, along with parking allocation spaces. Includes multiple iterations of entry and exit plaza locations for each rental agency, EV charging scenarios, site lighting, back of house fit outs, site grading, geometrics and storm sewer modifications, electrical, mechanical, and plumbing alterations.

Staff Recommendation: Approve supplemental agreement No. 4 to design contract with PGAL, Inc for Consolidated Service Building Project in the amount of \$147,500.00.

11. Consider Task Order No. 125 for Parking & Rental Car Master Planning Study with Foth Infrastructure & Environment, LLC (Director of Engineering)

This agreement will develop a near term parking capacity plan as well as a plan for future terminal effects on the passenger parking, consolidated rent-a-car facility (includes both current quick turn area (QTA) and proposed customer service building (CSB) and required future infrastructure and operational needs. The evaluation will review existing conditions, validate current parking demand, and account for current development plans of the new terminal buildout. Similarly, near term and long-term rent-a-car parking demand shall be evaluated incorporating current growth projections. Shuttle bus operations for both public parking and rental car activities will be reviewed. Additionally, EV strategies and implementation shall be considered and projected for the various parking products. In concert with these evaluations, associated landside infrastructure shall be considered and planned to include future solar power, alternate parking sites, and parking operation and functions.

Authority staff entered into negotiations for this agreement with Foth Infrastructure & Environment, LLC as they currently hold 1 of 2 Landside Master Agreements. They will be teaming up with partners Walker Consultants, Brook Borg Skiles, and HGA. The overall fee for the study is in the amount of \$203,500.00.

Staff Recommendation: Approve Task Order No. 125 for Parking & Rental Car Master Planning Study with Foth Infrastructure & Environment, LLC in the amount of \$203,500.00 and authorize the Director of Engineering and Planning to accept and close out these projects when completed in accordance with the contract documents.

12. Consider Airfield Marking Maintenance Contract with Hi-Lite Airfield Services, LLC (Director of Operations)

A request for quotes was issued for airfield marking maintenance services which includes the removal and application of paint markings on the airfield. A single response was received by Hi-Lite Airfield Services, LLC, which has provided airfield marking services to the airport for the last approximately five years. This is a one-year contract. Line-item costs have increased approximately 28% which will result in the airfield maintenance line covering marking expenses exceeding the annual budget of \$280,000. This contract is a task-based contract in which there is no guaranteed spend. The contractor and task orders are issued for necessary work as the work is identified.

Staff Recommendation: Approve Airfield Marking Maintenance Contract with Hi-Lite Airfield Services, LLC.

13. Financial Report (Director of Finance)

14. Briefing (Executive Director)

15. Next Meeting

a. April 9, 2024

16. Adjourn